

Unit 1, Kyles Brae, Laurel Hill Road, Coleraine



Retail

Asking Rent - £5,200 per annum

- Multi Purpose Commercial Premises.
- Located on Laurel Hill Road within a highly populated residential area.
- Net Internal Area of approx. c.476 sq ft (c.44.21 sq m).
- Ideally suited to someone wishing to continue its existing use as Hair Salon, however it would lend itself to a variety of other commercial uses.
- The unit is finished to include both tiled floors and lighting.
- Available Immediately.

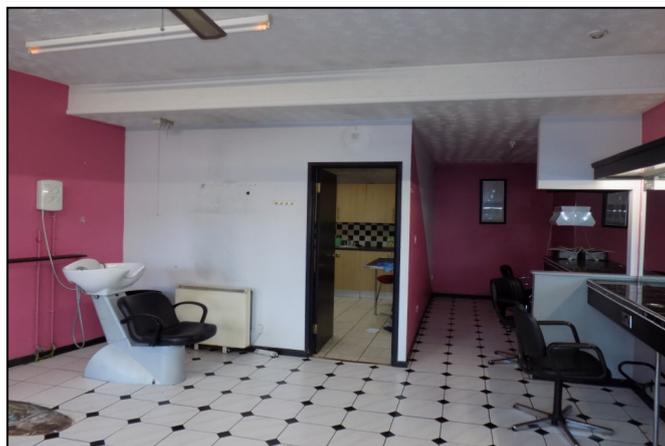
Net Internal Area

Total:
c.476 sq ft c.44.21 sq m

Retail:
c.355 sq ft c.32.97 sq m

Kitchen:
c.121 sq ft c.11.24 sq m

Plus W/C



Lease Details

Rent:
£5,200 per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Effectively full repairing lease

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£1,750

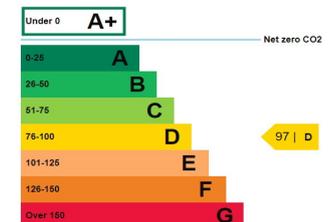
Non-Domestic Rate in £:
0.588556

THIS PROPERTY QUALIFIES FOR SMALL BUSINESS RATES RELIEF AT A DISCOUNT OF 50% ON THE ANNUAL PREMIUM

EPC:

Energy efficiency rating for this property

This property's current energy rating is D.



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